HOUSING MARKET INFORMATION

HOUSING MARKET OUTLOOK

Canada Edition

Canada Mortgage and Housing Corporation

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Housing market starting to ease

Overview

Housing starts:
2008: 215,475
2009: 194,100
Resales:
2008: 458,300
2009: 446,600

Housing starts: The vibrant multi-family sector will keep residential construction strong this year despite a slow down in single-detached activity. Housing starts this year will remain above the 200,000 unit mark for a seventh consecutive year before dipping to 194,100 units in 2009.

Resales: Rising mortgage carrying costs in recent years have cooled resale activity. Sales of existing homes through the Multiple Listing Service®[1] (MLS®) are forecast to fall 11.9 this year compared to last year's record level, then ease an additional 2.6 per cent in 2009.

Resale prices: Record levels of new listings this year have reduced the upward price pressures that prevailed over the previous six years. More balanced market conditions will result in a 3.3 per cent increase in the average MLS® price this year and a 3.0 per cent increase in 2009.

Provincial Spotlight

Saskatchewan: After 22 years of decline, net migration rebounded in 2007 with a record high number of migrants. The global resource boom will push economic growth in Saskatchewan to a nation-leading 3.5 per cent in 2008. The hot economy and shift in migration are key factors driving provincial housing starts to a 25-year high in 2008.

British Columbia: Economic expansion and job creation will outperform the national average both this year and next. Despite the province's growing population and job numbers, a well-supplied resale home market will offer more choice to home shoppers and reduce new home demand. By 2009, housing starts will have moved back toward their long-term average.

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[1] Multiple Listing Service (MLS) is a registered certification mark owned by the Canadian Real Estate Association

Canada

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HOME TO CANADIANS

National Housing Outlook

In Detail

Housing starts this year will remain above the 200,000 unit mark for a seventh consecutive year as slowing construction of single-detached homes is partially offset by growth in multiples. Housing starts will fall 5.6 per cent to 215,475 units in 2008, then dip an additional 9.9 per cent to 194,100 units in 2009. Even with the slow down, new home construction in 2008-2009 will remain strong in a historical context.

The new home market is slowing due to three key factors. First, strong house price growth over the last six years has pushed mortgage carrying costs higher, thereby tempering home ownership demand. Second, the record high levels of new listings has increased the competition from the existing home market and reduced spillover demand. Third, pent-up demand that built up in the late 1990s is nearly exhausted and new home construction will become more aligned with long run demographic demand.

Housing starts will move lower in seven of the ten provinces in 2008. Particularly noteworthy is the province of Alberta where housing starts are forecast to decline by nearly one-third (-15,586 units) compared to the previous year. The second largest decline in 2008 will be in British Columbia where starts are forecast to drop by 8.7 per cent (-3,395 units). Higher housing starts this year in Ontario, Saskatchewan and Newfoundland will partially offset the lower activity in the other seven provinces.

With national housing starts forecast to dip below the 200,000 unit mark in 2009, only the province of Manitoba will see starts activity move higher, while activity in Newfoundland will remain unchanged. Housing starts next year will decline in the other eight provinces with double-digit declines forecast for Ontario (-14.5 per cent), Saskatchewan (-14.2 per cent), British Columbia (-12.0 per cent) and Alberta (-11.5 per cent).

Single-detached starts to dip to a seven year low

Rising mortgage carrying costs will have the biggest impact on single-detached housing starts where activity is forecast to dip below the 100,000 unit mark for the first time since 2001. Single-detached starts will decrease 17.7 per cent to 97,925 units in 2008, then drop an additional 4.8 per cent to 93,225 units next year.

By province, double-digit declines in single-detached housing starts are forecast this year in Alberta (-43.1 per cent), British Columbia (-18.5 per cent), Quebec (-13.9 per cent), and Ontario (-10.1 per cent). Only the provinces of Saskatchewan, Newfoundland, and Manitoba will register higher single-detached starts in 2008.

For 2009, four provinces will post higher single-detached housing starts, while six provinces will see singles move lower. Ontario will record a double-digit decline for a second consecutive year with singles falling an additional 14.9 per cent next year. A significant slow down in single-detached starts will also occur in Nova Scotia (-12.3 per cent) and Saskatchewan (-12.0 per cent). Modest increases in single-detached activity is forecast in Alberta, Manitoba, Quebec, and Newfoundland in 2009.

Multi-family housing increases in popularity

As mortgage carrying costs have moved higher, less expensive multi-family housing (row, semi-detached, and apartment units) has increased in popularity relative to single-detached housing. This year and next will see multi-family housing starts outnumber single-detached activity for the first time since 1982. Furthermore, 2009 will mark the sixth consecutive year in which multiple starts have surpassed the 100,000 unit mark, a feat only seen once before in the 1968 to 1973 period.

Multi-family housing starts are forecast to rise 7.4 per cent to 117,550 units this year. While multi-family starts are forecast to drop by 14.2 per cent to 100,875 units in 2009, it will be the first year-over-year decline since 1998, when multiple starts barely exceeded 51,000 units.

Apartment construction has been growing for 11 consecutive years since bottoming out at just over 23,000 starts in 1996. The resurgence in apartment construction has been pushing multiple starts higher in recent years. Apartment starts are forecast to reach a 31-year high this year, growing 18.8 per cent to 85,200 units before declining 14.1 per cent to 73,175 units in 2009.

MLS® sales will ease

Existing home sales activity will ease 11.9 per cent to 458,300 units this year and an additional 2.6 per cent to 446,600 units in 2009 as rising mortgage carrying costs cool home ownership demand. While six years of strong house price growth has been a boon for homeowners, potential first time buyers are now faced with significantly higher carrying costs compared to those who purchased a home five or ten years ago.

While sales have been easing throughout the first half of this year, new listings have continued to rise into record territory. Thus, the strong seller's market that has existed since 2002 has come to an end as balanced market conditions have become the norm in most centres across Canada.

House price growth will slow in 2008 and 2009

The strong sellers' market that existed for most of this decade saw existing home sale price increases in the 9 to 11 per cent range in each of the last six years. The first half of this year has seen an easing in MLS® sales and record high levels of new listings; this has brought balance back to the Canadian resale market. The recent deceleration in year-over-year price changes in the Canadian monthly MLS® statistics is partly a function of decreased sales activity in the provinces of British Columbia and Alberta where the provincial average prices are significantly higher than the Canadian average. For example, the Canadian year-over-year MLS® price increase in May was 1.8 per cent. Had the level of MLS® sales in each province in May remained at their May 2007 levels, the increase in the average price would have been much stronger at 4.5 per cent.

Now that the Canadian existing home market has returned to balanced territory, future price growth will be more in line with the general rate of inflation. For 2008 and 2009, the MLS® annual average price will rise 3.3 per cent to $317,450 in 2008 and 3.0 per cent to $327,000 in 2009.

Trends Impacting Housing

The Economy

Canada's real gross domestic product (GDP) fell by 0.1 per cent (-0.3 per cent annualized) in the first quarter of this year as inventory accumulation suffered a significant slow down. The inventory correction shaved over one percentage point off of GDP, while a decline in exports subtracted about one-third of a percentage point (non-annualized) in the first three months of 2008. Strong growth in wages and income bodes well for the consumer, although personal spending did slow to 3.2 per cent on an annualized basis.

Domestic demand has been driving Canada's economy over the last two years and will have an integral role this year as well. Final domestic demand grew by 4.8 per cent in 2006 and 4.2 per cent in 2007. However, net exports will continue to act as a drag on the Canadian economy thanks to a high-flying Loonie and a weakened U.S. economy. The U.S. economy continues to suffer from a housing market correction and the protracted financial market crisis, in addition to high commodity prices. Canada's real GDP is forecast to grow by 1.5 per cent this year and 2.4 per cent in 2009.

Mortgage Rates

The U.S. Federal Open Market Committee has made aggressive cuts to policy interest rates south of the border. Since September 2007, the Fed Funds Rate has been cut by 325 basis points and now stands at 2.00 per cent. In Canada, policy interest rates have also moved lower, but by a lesser amount. The Bank of Canada has cut the Target for the Overnight Rate by a total of 150 basis points since December 2007, bringing the rate down to 3.00 per cent.

For 2008, the one year posted mortgage rate will be in the 6.50 – 7.25 per cent range while the five-year posted mortgage rate will be in the 6.75 – 7.50 per cent range. Mortgage rates are forecast to climb by 25 to 50 basis points in 2009.

Migration

Net migration (immigration minus emigration) is forecast to increase by 6.5 per cent this year to just over 245,000 people, then remain essentially unchanged in 2009. Historically high levels of migration will continue to support housing demand. The majority of newly arrived immigrants initially settle in rental accommodations then move into home ownership over time. Positive net interprovincial migration to the West, coming at the expense of central Canada, will continue to boost housing demand in these provinces both this year and next.

Employment and Income

Employment in Canada grew by nearly 127,000 people in the first six months of this year and was up 1.7 per cent on a year-over-year basis in June. With a near record share of Canadians employed, future job growth will be constrained by increases in the population. Employment growth is expected to come in at 1.7 per cent this year then slow to 1.2 per cent in 2009. Tight labour market conditions will continue to drive wages and incomes higher.

TRENDS AT A GLANCE

Key Factors and their Effects on Residential Construction

Factor	Comment
Mortgage Rates	Mortgage rates moved higher in mid June thereby taking away part of the decreases seen earlier in the year. Rates are expected to remain low in a historical context both this year and next. Higher mortgage carrying costs will be the end result, however, as mortgage rates are not expected to offset rising house prices; this will cool home ownership demand, particularly for first-time buyers.
Employment	A near record share of Canadians are currently employed. Job creation is expected to slow as employment growth is forecast to be increasingly constrained by population growth. Tight labour markets will continue to drive up wages and income, thereby adding to strong domestic demand. Positive job growth will continue to fuel housing demand, but at a slower rate than last year.
Income	A tight labour market will continue to push wages and incomes higher. Rising incomes will offset part of the impact of higher mortgage carrying costs on home ownership demand.
Net Migration	Net migration is forecast to increase in 2008 and remain at a high level through 2009. Positive net interprovincial migration to the West will continue to boost housing demand at the expense of central Canada.
Natural Population Increase	Canada's aging population is resulting in a smaller proportion of people in their child bearing years. The declining birth rate is slowing the rate of increase in the natural population (births - deaths). This will lessen the demand for additional housing stock in the medium term.
Consumer Confidence	The index of consumer attitudes as measured by the Conference Board of Canada showed a marked decline in consumer confidence this summer. The last time consumer confidence fell so rapidly was after hurricane Katrina and the ensuing soaring gas prices. Shaken confidence will cause some consumers to postpone purchases of large ticket items such as housing.
Resale Market	Rising mortgage carrying costs will cool home ownership demand, particularly for first-time buyers who have not benefited from the previous six years of strong price growth. Slowing sales combined with record levels of listings have pushed the Canadian existing home market into balanced territory. Balanced market conditions will keep future house price growth more in line with the general rate of inflation, although the Canadian average price will also be impacted by compositional effects.
Vacancy Rates	Increased competition from the condo market and modest rental construction will be partly offset by strong rental demand due to high immigration and a rising gap between the cost of home ownership and renting. As a result, vacancy rates across Canada's metropolitan centres will remain relatively stable this year and next.

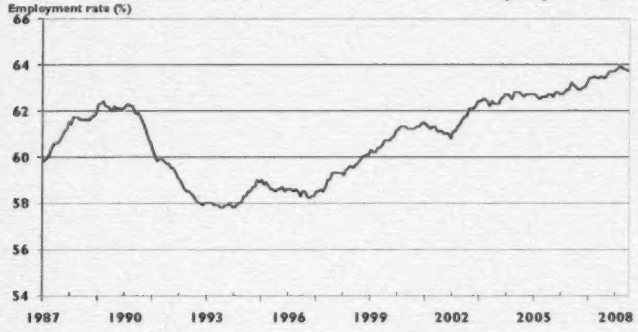
RENOVATION FORECAST: 2008 and 2009

Record levels of existing home sales in recent years, robust housing starts, and the effects of a strong job market have been and will continue to be drivers of strong renovation spending in 2008 and 2009.

Renovation spending will continue to grow

Renovation spending has grown at a steady pace since 1999 due to the solid performance of the Canadian economy, in particular, the strong performance of the housing and labour markets. The record share of Canadians employed has translated into steady income gains which in turn have helped boost consumer confidence and provide greater financial means for households to upgrade their homes. Low mortgage rates, record sales of existing homes, and high levels of housing starts over the last five years have also contributed to the pick-up in renovation activity.

A record share of Canadians are employed

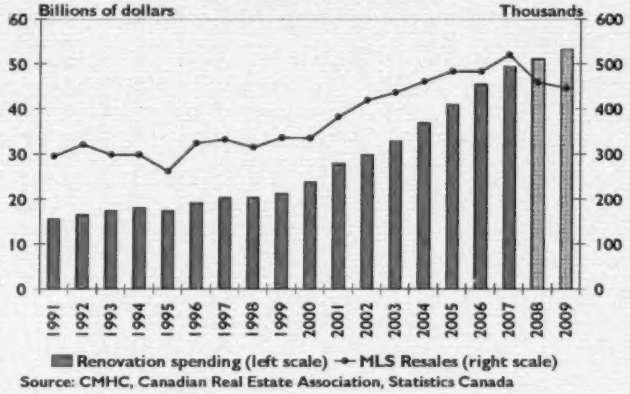


Looking ahead, the increase in renovation spending will moderate in 2008 as all provinces except Newfoundland will register a drop in existing homes sales. Renovation spending will remain strong, increasing by 3.3 per cent to reach close to $51.1 billion in 2008. A rebound in renovation spending in Québec in 2009 will cause growth in national renovation spending to pick up to 4.2 per cent in 2009 to reach $53.2 billion.

Resale markets will remain strong in 2008 and 2009

Sales of existing homes are the principle driving force behind renovation spending since households tend to renovate within the first three years following the purchase of an existing home. MLS® sales established a new record of 520,192 transactions in 2007, surpassing the previous record set in 2005 by over 36,000 sales.

Renovation vs. resales



Source: CMHC, Canadian Real Estate Association, Statistics Canada

This year, sales of existing homes will decrease to 458,300 units, an 11.9 per cent drop. In 2009, sales will decrease by another 2.6 per cent, bringing sales close to 446,600 units, still high by historical standards. Noticeably, a slight increase in sales will be felt in Alberta, Manitoba, and Québec. The record setting pace of resale activity in recent years and the continued high volume of activity over the forecast period will provide a solid foundation for renovation spending, as the new owners invest in home improvements.

Higher mortgage carrying costs will dampen growth in renovation spending

Rising house prices have increased the amount of equity available to homeowners to borrow against to finance their renovation projects. Tapping into home equity through mortgage refinancing, or secured lines of credit is a common way of financing larger renovation projects. However, many home buyers such as move-up buyers or first-time buyers face potentially higher mortgage carrying costs due to increases in house prices that have outpaced gains in income. These higher mortgage costs will limit the growth in renovation spending in 2008 and 2009.

Regional outlook for renovation spending

Atlantic: Slowdown in economic growth and resales effect renovation spending

A slower economic outlook combined with declines in consumer confidence will limit growth in renovation spending in 2008-2009. Shifts in demand for new versus existing homes will also have a moderating impact on renovation activity. Housing demand in Atlantic Canada has recently shifted back to new construction as a result of growing consumer interest for improved energy efficiency and the opening of new subdivisions providing buyers with more options outside the existing market. However, with an increase in inventory in the existing home market in 2008, and therefore increased competition, it is expected that sellers will proceed with renovations to make their properties more favourable to sell. Interest in renovation will also be supported by the current increase in energy costs and the fact that the housing stock in Atlantic Canada is older and less energy efficient. Finally, rising prices for material and labour that have boosted the cost of new homes should shift some demand back to the existing market by late 2008 which, in turn, will support renovation activity in 2009 as home buyers renovate after they move in.

Quebec: Renovation investment will pull back in 2008 but rebound in 2009

A less robust economic context and the recent decline in resale activity will lead to slightly lower renovation investment in Quebec in 2008. However the level will remain strong, given recent job growth, disposable income gains and still favourable borrowing conditions. Growth will resume next year as the resale market regains momentum. As a result, spending in this sector is expected to approach $12 billion in 2008 and $13 billion in 2009. Renovation investment in Quebec will thus continue to surpass that of construction.

Ontario: Renovation spending will remain strong

As expected, Ontario renovation spending remained strong in 2007, growing at a rate of 8.9 per cent While spending on renovations will act as tail winds for residential housing activity in 2009, growth in expenditures will begin to slow. Look for renovation spending to grow by 3.5 per cent in 2008 and to grow by a smaller amount of 2 per cent and breach 20.4 billion in 2009.

A number of factors will dampen the growth in spending from that registered in 2007. Slightly higher interest rates, a slowing provincial economy and slowing Ontario existing home sales will weigh on the pace of renovation spending. However, a number of other factors will ensure spending growth continues. Among them includes the move to boost energy efficiency in a world of high energy prices and a competitive market pushing owners to upgrade their home's appeal before a sale.

Prairies: Manitoba will lead the country in 2008 and 2009

Renovation spending across the Prairie Provinces will continue its upward trend over the next few years. Expenditures will reach nearly $8.5 billion in 2008, an 11 per cent increase over 2007's total. Last year's record pace of resale activity in Saskatchewan and Manitoba will drive those provinces to the strongest gains in renovation spending, as many owners undertake home improvements to personalize their newly purchased unit. Rapid price escalation in the Saskatchewan and Manitoba existing home markets will also provide owners the opportunity to tap into their equity gains to finance their renovation.

Manitoba is expected to lead renovation spending growth across the country in 2009, thanks to near-record resale transactions and an aging housing stock in need of repair. Growth rates in Saskatchewan and Alberta will moderate in the face of weaker resale transactions, with the slowdown most evident in Alberta. With Alberta's resale prices flattening out, existing homeowners can no longer rely on the hefty equity gains to finance their renovation projects.

BC: Renovation activity reflects cooling resale market

BC renovation spending is an important part of residential investment, comparable in value to new home construction. And while it has grown rapidly in the past few years, expectations are that spending on home renovations will increase at a slower pace this year and next. Fewer people will be making changes to recently purchased homes in a calmer resale market.

Factors adding to renovation spending include people choosing to make improvements to current residences rather than move, as well as repairs and maintenance to older homes. For example, in Vancouver, just under half of respondents to CMHC's Renovation and Home Purchase Survey cited needed repairs or maintenance as the reason they decided to renovate. Popular home renovations include new flooring, remodelling of rooms and painting or wallpapering.

Renovation and construction expenditure

		Renovation			Construction		
		2007	2008F	2009F	2007	2008F	2009F
Newfoundland	($ millions)	842	890	915	427	490	525
	(% change)	8.6	5.8	2.8	18.9	14.9	7.2
P.E.I.	($ millions)	174	165	160	118	121	115
	(% change)	10.9	-4.7	-3.3	7.0	2.3	-4.9
Nova Scotia	($ millions)	1,496	1,540	1,570	810	857	875
	(% change)	8.9	3.0	1.9	4.3	5.8	2.1
New Brunswick	($ millions)	1,163	1,200	1,225	575	585	595
	(% change)	9.4	3.2	2.1	11.7	1.7	1.8
Quebec	($ millions)	12,393	12,020	12,926	8,105	7,511	7,503
	(% change)	9.1	-3.0	7.5	8.5	-7.3	-0.1
Ontario	($ millions)	19,324	20,005	20,402	13,979	14,441	13,647
	(% change)	8.9	3.5	2.0	-0.1	3.3	-5.5
Manitoba	($ millions)	1,516	1,786	2,003	862	976	1,124
	(% change)	9.1	17.8	12.1	21.4	13.3	15.2
Saskatchewan	($ millions)	1,348	1,506	1,621	899	1,299	1,222
	(% change)	9.8	11.7	7.6	68.6	44.6	-6.0
Alberta	($ millions)	4,804	5,182	5,435	9,754	8,794	8,442
	(% change)	9.6	7.9	4.9	19.9	-9.8	-4.0
British Columbia	($ millions)	6,358	6,770	6,960	7,928	8,479	8,748
	(% change)	9.0	6.5	2.8	7.7	7.0	3.2
Canada	($ millions)	49,417	51,066	53,218	43,456	43,554	42,796
	(% change)	9.1	3.3	4.2	8.7	0.2	-1.7

Source: Statistics Canada, CMHC forecast 2008 and 2009.

Renovation Expenditure Breakdown (millions of dollars and annual percentage change)			
	2007	2008F	2009F
Alterations & Improvements	36,889	37,982	40,064
%	9.9	3.0	5.5
Repairs	12,528	13,084	13,153
%	6.7	4.4	0.5

Source: Statistics Canada, CMHC forecast 2008 and 2009.

British Columbia

Overview

New Home Starts to Decline

Despite the province's growing population and job numbers, a well-supplied resale home market will lower new construction. Home starts will move back toward their long-term average by 2009. Construction on approximately 36,000 homes will begin this year and just under 32,000 homes next year.

In-migration will expand the province's population faster than the national average and will support the demand for housing. BC is a prime destination for people from other countries and provinces. Low unemployment and good job prospects will attract more newcomers. Two-thirds of immigrants to BC will settle in Vancouver.

BC's economy will outperform the national average. Unemployment will remain low and job growth will be limited by the size of the labour force. With such a tight labour market, wages will be rising.

Weakness in the province's Forestry and Trade sectors, under the influence of developments south of the border, will continue. BC's Index of Consumer Attitudes moved lower at midyear, but the drop in confidence should stabilize and moderate declines in housing demand.

An increase in the number of existing homes for sale will offer more choice to home shoppers and reduce new home demand. Fewer foundations will be poured as housing demand and supply conditions become balanced.

In Detail

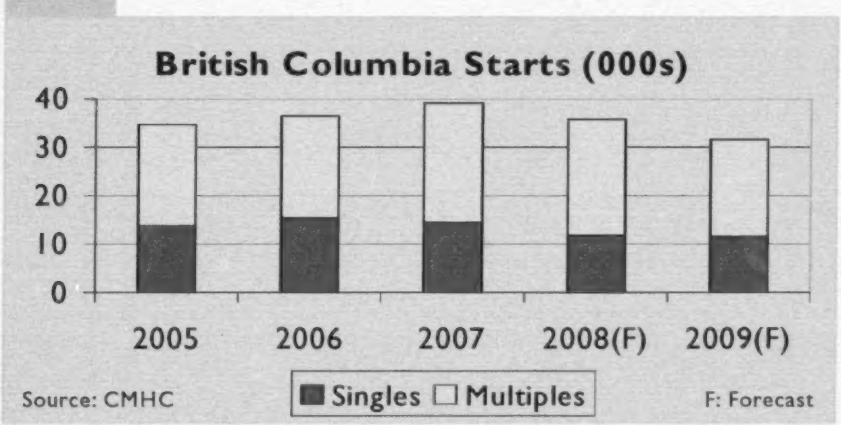
Single Starts: Single-detached home starts will move to their lowest level in five years as builders respond to changing market conditions. High building material and land costs, and declining affordability will reinforce the shift to denser housing types.

Multiple Starts: Builders will start fewer multiple-family homes. The number of condominiums under construction is near record highs. Growing build times for complex projects will keep residential builders busy despite lower starts numbers.

Resales: Higher mortgage carrying costs will reduce demand for home ownership. Expect fewer home resales this year. Growing numbers of homes for sale will give buyers more choice and keep sales near the 85,000 mark in 2009.

Prices: Increased listings of homes for sale and fewer sales have brought demand and supply into balance. Prices will grow slower, dropping from the double-digit pace of the last four years to a rate much closer to the general rate of inflation.

Figure 1



Source: CMHC

F: Forecast

Provincial Highlight

Migration is a key source of population growth for British Columbia, a driver of housing demand and more recently a source of skilled labour for the construction industry. In 2007, just under two-thirds of immigrant landings were skilled workers, investors, entrepreneurs, self-employed or other economic class categories. The BC Provincial Nominee Program offers accelerated immigration for qualified skilled workers and experienced entrepreneurs who wish to settle in BC and become permanent residents of Canada. In the first quarter of 2008, net international migration added close to 10,000 people to the BC population. Total migration, including those from other provinces, will add more than 100,000 people to BC's population this year and next.

Alberta

Overview

Surging Energy Prices Fuel Economic Growth

At 3.0 per cent in 2008, economic growth will surpass the national average for the sixth successive year. Record oil and rising natural gas prices will provide a strong cushion for weak gains in personal consumption and declining housing starts. Booming crude prices will ensure the billions of dollars in oil sands investments proceeds uninterrupted. Meanwhile, favourable energy prices will also ensure that the drag on growth from net exports will not be as severe as in 2007.

Next year, Alberta will regain the lead in provincial growth. Strong provincial surpluses have allowed for the elimination of health care premiums, which will encourage a rebound in personal consumption. An expected royalty windfall owing to 2008's energy prices will also accelerate public infrastructure projects.

Despite the impressive pace of economic growth, net migration and job creation will pale in comparison to recent history. While international migration will be high by historical standards, it will fail to offset a sharp decline from other provinces. Previously, Alberta was the preferred destination for interprovincial migrants. Recently, this status has shifted in favour of BC and Saskatchewan.

Slower migration will limit the labour force expansion. Labour shortages will intensify, maintaining an unemployment rate near record lows. After a record 4.7 per cent expansion in 2007, employment growth will be cut to 2.8 per cent this year and 1.6 per cent in 2009.

In Detail

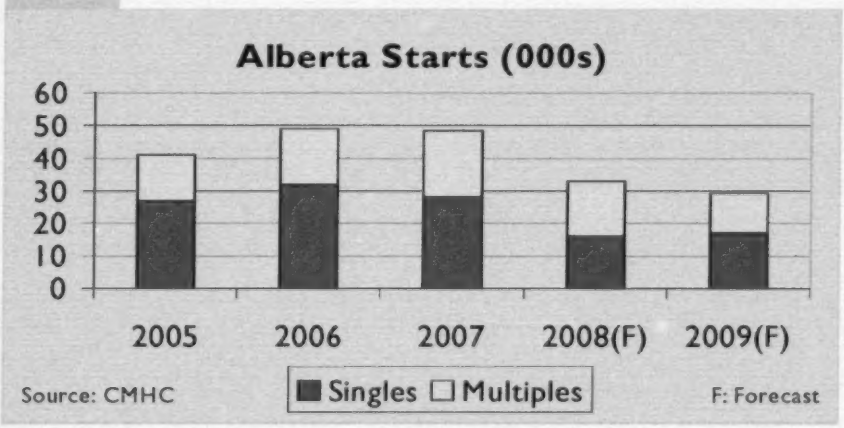
Single Starts: Single-detached starts will reach a 12-year low in 2008 as builders cope with weaker net migration, an overhang of unoccupied new units, and relentless competition from an oversupplied resale market. Rapid price growth from previous years will also cut into demand. Single starts will drop 43 per cent this year before rising slightly in 2009.

Multiple Starts: For the first time in 26 years, multi-family starts will outperform the single-detached market. Expect 16,750 units to begin construction this year, followed by a reduction to 12,000 units in 2009. Calgary will be responsible for much of the pullback, as the current surge in apartment starts will necessitate a cut in production next year.

Resales: Existing home sales will drop 20 per cent this year, the sharpest decline since 1982. Despite the current softening in house prices, demand is being cut by the hefty jump in mortgage carrying costs from earlier years. Negligible price growth is also removing the speculative component of demand. Sales are expected to stabilize in 2009 once buyers gain confidence that price growth is restored.

Prices: After the unsustainable gains of the last two years, the average resale price will advance by only one per cent this year. Market conditions favour the buyer, owing to a surplus of active listings and dwindling sales. Look for a gradual shift to more balanced conditions in 2009, resulting in modestly higher price growth of three per cent.

Figure 2



Source: CMHC

F: Forecast

Provincial Highlight

The Alberta government announced the elimination of health care insurance premiums, effective January 1, 2009. Budget documents state this will save Albertans and businesses over $1 billion annually. Such a change will stimulate personal consumption, though not to the extent of the prosperity bonuses in 2006. While health care premiums affect 2.6 million Albertans, 1.6 million have them paid for or subsidized by their employers. Accordingly, most will not experience the full advantage unless employers pass on their savings in the form of higher wages.

Saskatchewan

Overview

25-Year High for Housing Starts

Fuelled by a red hot economy and shift in migration, housing starts in 2008 will reach the highest level in 25 years. After a 62 per cent gain in 2007, starts are expected to climb another 12 per cent this year to 6,700 units. Construction will remain elevated in 2009, though accelerating prices and increased resale competition will limit starts to 5,750 units.

The global resource boom will push economic growth to a nation-leading 3.5 per cent in 2008 and 3.0 per cent in 2009. Saskatchewan will lead all provinces in export growth, thanks to increased production and higher prices for potash, oil, and agriculture products. Impressive gains in consumer spending and ballooning capital expenditures will further fuel the expansion. Major projects in potash, uranium, and oil will boost resource related investment, while hefty provincial surpluses will advance public infrastructure spending.

After 22 years of decline, net migration rebounded in 2007 with a record 13,583 migrants. An accelerating economy and strong employment prospects will ensure migration remains high, although last year's peak will be difficult to sustain. In previous years, Saskatchewan's low-cost housing was a magnet for migrants. This advantage has deteriorated, however, as price gains for new and resale homes have just set historical and national highs.

Constrained by modestly weaker migration and a low unemployment rate, job creation will be limited to 1.8 per cent in 2008 and 1.6 per cent in 2009. With full-employment conditions, many part-time jobs will be cut in favour of full-time positions. This will lead to continued gains in earnings.

In Detail

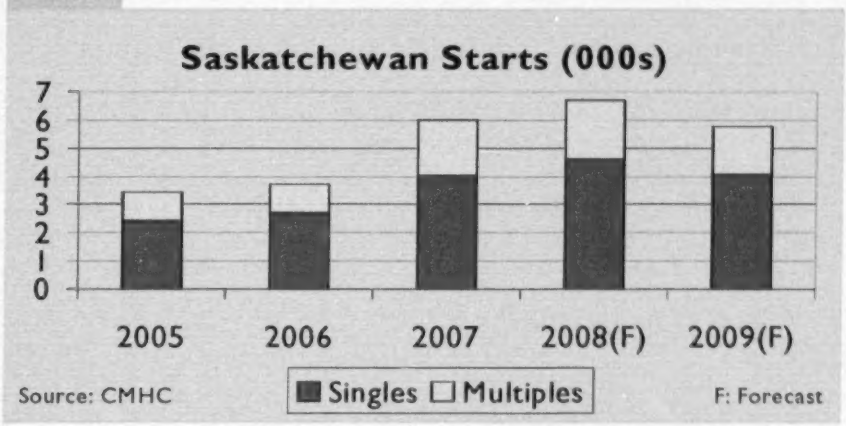
Single Starts: Single-detached starts will set a 29-year high in 2008, reaching 4,600 units. Most activity will occur in Regina and Saskatoon, though smaller centres will contribute almost 2,000 units as housing demand spreads. Rising inventories and heightened listings in the competing resale market will result in weaker production in 2009.

Multiple Starts: After nearly doubling in 2007, multiple starts will increase by six per cent in 2008. Units under construction are historically high, driven by the large number of starts and lengthy construction periods. Developers will concentrate on liquidating inventories in 2009, resulting in a 19 per cent drop in multiple starts to 1,700 units.

Resales: After a record last year, sales will fall five per cent in 2008 and another seven per cent in 2009. Rapid price escalation and the withdrawal of speculative demand has cooled sales from the frenzied pace of 2007. Notwithstanding these factors, sales will remain among the highest on record.

Prices: In 2008, resale price growth will reach 30 per cent for the second consecutive year. Escalating inventories and weaker demand will inhibit price growth in 2009, cutting the gain to seven per cent. Such increases will boost the average price to $225,000 this year and $240,000 in 2009.

Figure 3



Source: CMHC

F: Forecast

Provincial Highlight

There has been a dramatic increase in active listings reported by the Regina and Saskatoon Real Estate Boards. The latest figures from Regina show a 66 per cent year-over-year jump, while Saskatoon reported a 46 per cent gain. Active listing are climbing due to an escalation in new listings and slipping sales. New listings are on the rise as existing homeowners seek to sell their homes before moving into newly completed units. Speculators liquidating their purchase made in 2007 are also supplementing listings.

Manitoba

Overview

Construction and Consumption Drives Economic Growth

Non-residential construction and consumer spending will pave the way for continued expansion of the Manitoba economy. In 2008, the province will see GDP growth of three per cent, followed by 2.9 per cent in 2009. Both years will outperform the national average.

Several large-scale construction projects continue, including the Winnipeg floodway expansion, Manitoba Hydro's office tower, and new terminal at Winnipeg International Airport. The $1.3 billion Wuskwatim hydroelectric generating station and a $750 million expansion of the Vale-Inco mine in Thompson will provide additional stimulus during the forecast period and beyond. Outside the construction sector, weaker manufacturing shipments will be more than offset by gains in retail sales.

Employment growth in 2008 will surpass the 1.6 per cent gain in 2007. With the unemployment rate near historical lows, a similar gain in employment will be difficult next year without substantial additions to the labour force. Over the next few years, Manitoba's unemployment rate will average just over four per cent, far below the national average and the lowest rate in over 30 years.

Given Manitoba's solid economic performance and tight labour market conditions, migration will remain elevated. International immigrants have historically outnumbered those from other provinces, but the first quarter saw a modest improvement in favour of the latter. Expect net migration to average 8,550 people annually over the next few years, just shy of the 2007 record.

In Detail

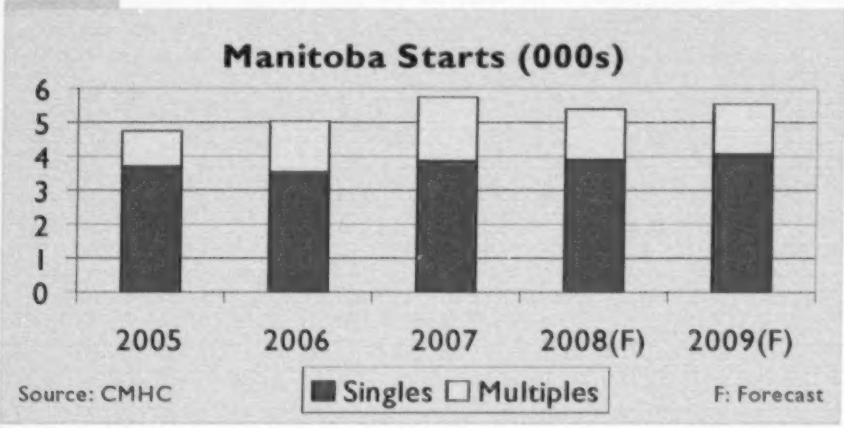
Single Starts: Starts will rise to 3,900 units in 2008 and 4,050 in 2009, the highest totals since 1987. Lot sales in Winnipeg's Waverly West development will climb in the last half of this year as services are extended to a number of new phases. Activity will not be confined to Winnipeg, however. Demand for recreational and primary residences remains strong across a number of centres in southern Manitoba.

Multiple Starts: While the 1,500 multi-family starts in 2008 represents a substantial decline from the multi-decade high set in 2007, they will be third strongest in 21 years. Compared to other provinces, multi-family inventory has not moved significantly above long term averages. Prospective buyers will continue to seek affordable alternatives to rising prices in the single-detached market.

Resales: Existing home sales will decline slightly in 2008 due to a severe shortage of listings in the first quarter. With a recovery in the supply of available units on the market, activity will resume its previous robust pace. As a result, total transactions will come in at 13,700 in 2008 before moving upward in 2009 to 13,900 units.

Prices: While the limited supply that characterized the first quarter of 2008 has increased, the upward pressure on prices will persist for much of the year. The average resale price will move up 14.1 per cent in 2008, the strongest gain on record. Despite record sales, additional listings will limit price growth to eight per cent in 2009.

Figure 4



Source: CMHC

F: Forecast

Provincial Highlight

New home construction in Thompson will receive a welcome boost in the coming years. Negotiations between the city and a developer have led to an agreement to produce a minimum of 110 homes in the community by 2011 with a minimum of 30 dwellings in each of 2009, 2010, and 2011. Potential exists for the provision of up to 300 units over the period, should market demand warrant.

Ontario

Overview

Ontario housing construction to slow

Total housing starts will jump nearly twelve per cent to 76,025 units in 2008, but drop back to 65,000 in 2009. For several years, new home sales have exceeded starts. Total starts forecast for 2008 reflect this backlog. Economic uncertainty, rising new housing prices and a greater selection of homes available in the resale market will result in fewer new home sales in 2008 and, by extension, a dip in new home starts in 2009.

Economic growth in Ontario will slow to 0.3 per cent in 2008, but recover to 1.9 per cent in 2009. The sharp drop in 2008 reflects lower exports, a business drawing down of business inventories and slowing investment. Employment adjustments will be more gradual. Consequently, consumer demand will support the economy in 2008, but slower employment growth will limit the recovery in Ontario's economic growth rate in 2009 to less than what it had been in 2007.

After dropping by half last year, the net outflow of migrants to the west will gradually diminish. Higher housing costs and slowing employment growth in western Canada mean those pastures are appearing less green to Ontarians. International immigration will move up to levels reached at the turn of the new millennium.

In Detail

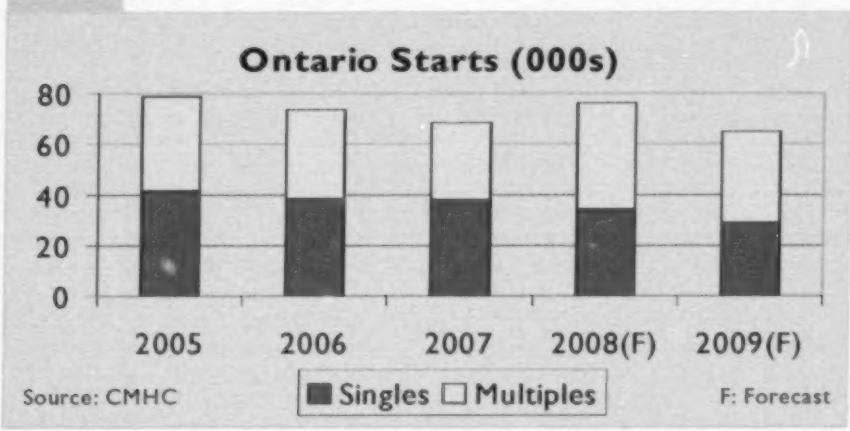
Single Starts: Single starts will decrease to 34,075 units and 29,000 units in 2008 and 2009 respectively. Higher housing prices are shifting demand from relatively expensive single-detached houses to more accessible new multi-family or resale homes.

Multiple Starts: Multiple-family home starts will rise to 41,950 units before moderating to 36,000 units in 2008 and 2009 respectively. With empty-nesters as young as 55 beginning to downsize, apartments and townhomes will be key to future new housing construction.

Resales: Existing home sales will slow, reaching 189,150 units and 178,000 unit sales in 2008 and 2009 respectively. The income needed to service the mortgage on an average-priced home is rising faster than actual household incomes, dampening housing demand.

Prices: The average MLS® price in Ontario will rise by 2.8 per cent and 2.3 per cent in 2008 and 2009 respectively, as the rate of price growth follows the same cyclical trend as sales.

Figure 5



Provincial Highlight

Ontario's economic diversity is its strength. The automotive industry, long an economic engine, has been hard hit by higher gasoline prices and the US economic slow-down. Similarly, the drop in US housing starts has battered the forestry industry, particularly in north-western Ontario. Despite serious job losses in these industries, overall employment in the province has not just been holding its own but growing. Although overall manufacturing employment is down, some niches, like food and machinery manufacturing are adding jobs. However, the diverse services sector, where jobs in health care, business, education, and professional and scientific services are being created on a daily basis, is the foundation for sustainable growth in Ontario.

Quebec

Overview

Starts to remain at high level in 2008

Despite a recent weakening of home buying conditions, the economic and demographic growth of the past year will help sustain Quebec housing demand at relatively high levels this year and next. As the province's economy grows thanks to domestic spending and investment, recent job growth and disposable income increases will continue to fuel demand. While the strong Canadian dollar has stimulated private investment, government infrastructure projects and tax cuts will be a key source of economic growth in the near term. The outlook for the province's export sector remains weak as the current exchange rate, growing foreign competition and decreased foreign demand (this will be especially true of the manufacturing sector) continue to erode GDP growth. We thus expect the Quebec economy to grow by 0.9 per cent this year and under two per cent in 2009, while job growth registers approximately one per cent.

As the province's economy continues to grow and the provincial government increases its immigration targets, net migration will strengthen in the coming years. Moreover, population aging will continue to fuel demand. This and the relatively low level of mortgage rates will translate into 46,600 starts in 2008 and over 45,000 the following year.

In Detail

Single Starts: Although single-family starts will benefit from the current economic and financial environment, demand for such homes will be weakened by the recently rising supply of resale homes. Moreover, potential demand should gradually shift toward less expensive substitutes such as semi-detached, row and even apartment (condominium) housing. Approximately 20,000 starts are expected in both 2008 and 2009.

Multiple Starts: The multi-family home market will benefit from the current environment. Still, after a year of vigorous construction of retirement homes in 2007, starts of multi-family homes will cool to 27,500 units in 2008 and over 26,000 the following year.

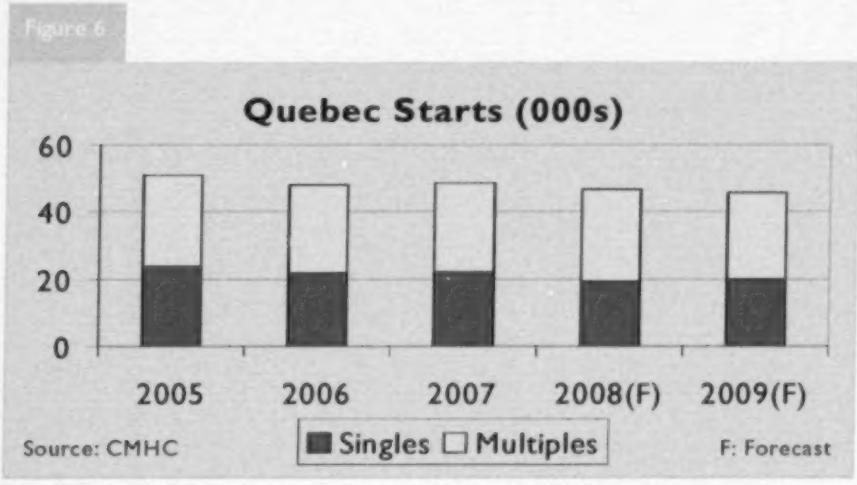
Resales: Sales of existing homes should decline in 2008 but will remain strong in the coming years. Demand for condominiums (town houses or apartments) will be an important component. Sales of existing homes on the Multiple Listing Service (MLS) should record just under 76,000 in 2008 and around 77,000 in 2009.

Prices: As sales cool and as inventories rise, price growth will not be as strong in the coming years. Cooling demand should keep price growth under the 5 per cent mark in 2008 and 2009. As a result, the MLS average resale price will approach $218,000 in 2008 and $224,000 in 2009.

Provincial Highlight

According to CMHC's 2008 spring rental market survey, the average vacancy rate of private buildings comprising three units or more was 2.5% in urban centres in Quebec. This result, which represents a stability compared to the rate observed during the same period last year (2.4 per cent), is emblematic of the overall situation of CMAs. As for smaller urban areas, although the survey shows an almost identical result (2.4 per cent), it represents a certain easing when compared to that of the spring of 2007 (between 1.5 and 1.9 per cent). Moreover, market situations in these areas are more variable. In most major regions, supply and demand for rental housing have remained relatively stable over the last year. The market is tighter in the case of larger apartments. Few rental units were added to the market and demand remained strong.

Figure 6



Source: CMHC

F: Forecast

New Brunswick

Overview

Slower growth on the horizon

Economic growth is expected to remain below two per cent in 2008 and 2009. The province's economy is struggling as a result of rising energy prices, the strong Canadian dollar, as well as the mounting effects of the current slowdown in economic growth in the United States.

Due to a strong dependence on exports, future economic growth in New Brunswick will continue to be hampered by the aforementioned factors.

The LNG terminal project and the refurbishment of the Point Lepreau generating station in the Saint John area, as well as the expansion of the Potash Corp. facility in Sussex will continue to fuel non-residential construction activity. In addition, the possible addition of a new oil refinery to the Saint John area would no doubt reinforce the region's position as the energy hub for Atlantic Canada. However, no formal decision is expected until 2009.

The challenge for the province's labour force will remain as people shift out of manufacturing and export jobs into the service sector.

Employment growth should increase 1.0 per cent in 2008 and 1.2 per cent in 2009 as capital investment provides some support to growth.

In Detail

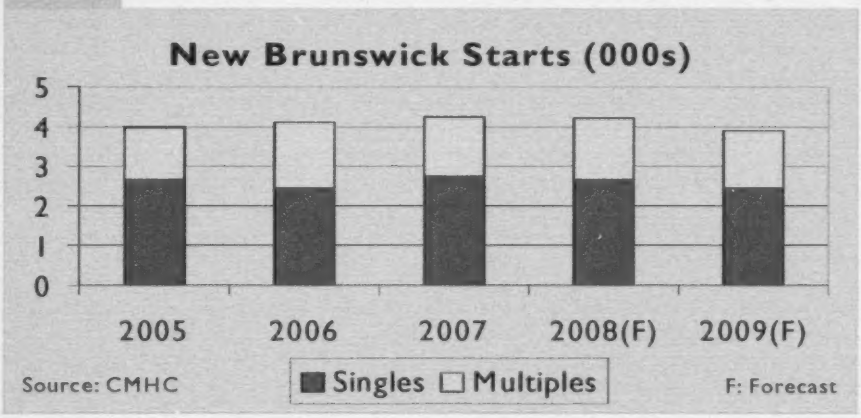
Single Starts: After the first six months of 2008, single starts remain ahead of last year's midyear pace. However, year-over-year growth in the second quarter retreated from the pace set during the first three months of the year. Although activity will remain strong in historical terms, a decline in single starts is expected for the rest of the year. Mounting economic challenges will further erode consumer confidence. Stability in raw material prices will continue to be offset by rising labour costs. As a result, expect single starts to decline to 2,650 units in 2008, followed by a subsequent decline to 2,450 units in 2009.

Multiple Starts: Due to rising new home costs, the popularity of semi-detached units continues to grow, particularly in Moncton where first half starts easily exceeded last year's midyear total. In light of stable demand, apartment starts in Moncton and Fredericton were also above last year's level at the end of the second quarter. As a result, expect a modest increase in multiple starts to 1,550 units in 2008 but a subsequent decline to 1,425 units in 2009.

Resales: The resale market bounced back after a soft first quarter as conditions remained favourable for potential home buyers. However, with limited economic and employment growth anticipated, combined with weakening consumer confidence, the forecast is for MLS® sales to decline to 7,500 and 7,000 units in 2008 and 2009, respectively.

Prices: Although sales activity is expected to slow in 2008, new listings are expected to remain high, limiting price growth. As a result, expect the average price of homes to rise to $143,000 in 2008 and $146,000 in 2009.

Figure 7



Provincial Highlight

At the onset of the year, it appeared as though the housing market in New Brunswick would face significant challenges in 2008. The economy in the Northern region of the province, which is heavily dependant on natural resources, was reeling from mill closures and the corresponding job losses. In Southern New Brunswick, the large scale capital projects that promise to drive the province's economic engine into the future remain in the planning stage until 2009 at the earliest.

At midyear, the housing market in New Brunswick has remained resilient. Single starts are ahead of last year's pace, although growth has moderated in the second quarter. Although multiple starts are ahead of last year's pace, the overall product mix continues to change due to consumer demand. Apartment starts are down in some urban centres, replaced by less traditional semi-detached and row units, as undeterred consumers seek alternatives to the traditional single family home.

Nova Scotia

Overview

The struggle for growth remains

The Nova Scotia economy continues to face many challenges as industries and companies together struggle to remain competitive in a global economy.

As with the rest of Atlantic Canada higher energy prices, a stronger Canadian Dollar and slowing growth south of the border will continue to impact growth.

Growth in nonresidential investment activity and specific components of the service sector including financial, professional and scientific, and information and culture will be the main supporters for growth.

The outlook is also supported by the Deep Panucke project which should add to growth in late 2008 as well as 2009.

Other projects remain uncertain including a petrochemical and LNG plant as well as plans for a deep-water container terminal. These projects would add significant upside to growth for 2009.

The movement westward has slowed but western energy development will continue to challenge companies looking to attract workers back to Nova Scotia.

Growth will begin to improve towards the end of 2009 as energy related investment moves from the planning to the construction phase.

Economic growth will reach 1.4 per cent in 2008 and 1.7 per cent in 2009.

In Detail

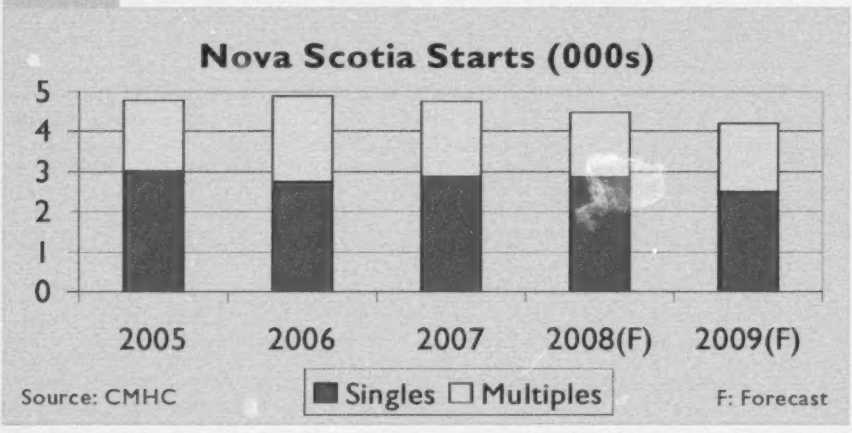
Single Starts: Single-detached starts will decline slightly to 2,850 units in 2008 and to 2,500 units in 2009. While rising costs and smaller households continue to soften demand in the new home construction market, an increased desire for energy efficiency amid rising energy costs will keep demand for new homes steady over the forecast period.

Multiple Starts: Multiple unit starts will decline in 2008 due to project timing issues, dipping to approximately 1,625 units increasing moderately to 1,700 units in 2009. As the cost for single-detached homes continues to rise, demand for multi-residential units will remain strong throughout the province. In addition to apartment units, demand for semi-detached, and in particular row housing units, as an alternative to single-detached construction, will remain elevated over the forecast period.

Resales: A depleted inventory of existing homes following a year of record MLS® sales in the province has resulted in a slow down in MLS® sales in 2008. Existing home sales increased in the spring as inventory levels began to replenish, but for the year, expect existing home sales to cool to 11,100 in 2008 and down to 10,500 in 2009.

Prices: The recent rapid rate of MLS® sales price growth will decelerate in 2008 and 2009 as inventory levels begin to increase. Sales prices are still expected to rise faster than inflation in 2008 to 5.0 per cent and another 2.4 per cent in 2009.

Figure 8



Provincial Highlight

Demand for labour continues to impact the residential construction sector in Nova Scotia leading to project delays and project timing issues. As of June 2008, there were 3,442 units under construction in Nova Scotia compared with 3,370 in June 2007. While the volume of construction in the province is putting a strain on those in the industry, it is providing others with an opportunity to remain close to home rather than heading out west. Seasonally adjusted employment figures for June indicate that employment is up by 22 per cent in the construction industry compared to last year.

Prince Edward Island

Overview

Growth remains weak

Prince Edward Island will continue to see a slowdown in economic growth in both 2008-2009. The continuing challenges to growth including the impact of the higher Canadian dollar, a rise in energy prices and a slowdown in the United States remain. These factors will continue to dampen the prospects for growth for the key sectors including agriculture, manufacturing and tourism. Market conditions for potatoes will continue to be challenging as a result of the higher costs for fertilizer and other farm inputs as well as increased global competition. Some gains in employment from the service sector, especially in the area of information technology, will offset the overall level of weakness.

The rate of employment growth in 2008 and 2009 is expected to rise 1.2 per cent in 2008 and 0.6 per cent in 2009. Economic growth will remain below the 2.0 per cent level for both 2008 and 2009.

A rise in investment in nonresidential construction is partially offsetting some of the weakness in residential activity in 2008 but longer term more investment in machinery and equipment is required for the Island to remain competitive in a global economy.

In Detail

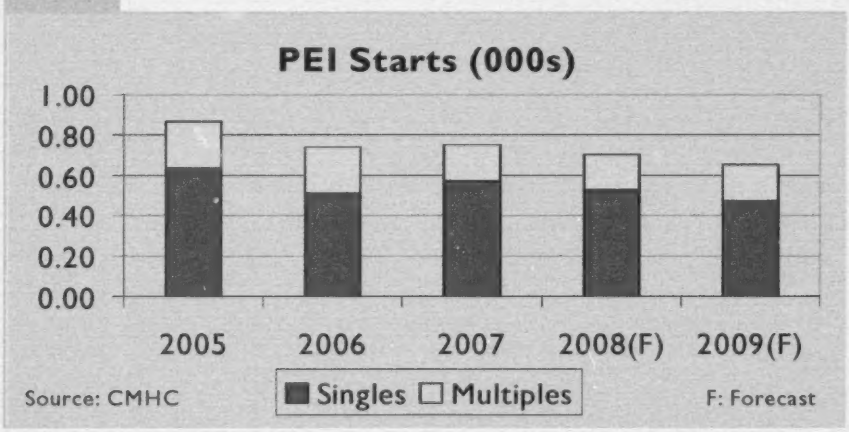
Single Starts: The construction of single detached units is expected to slow during both 2008 and 2009, due in part to escalating prices and a slowing economy. The current forecast calls for 525 units in 2008, before slowing further to 475 units in 2009.

Multiple Starts: Multiple starts are expected to remain flat over the forecast period due to the increased demand for home ownership units. The two variables that will drive this demand are the aging population and the rising cost of single detached housing. Multiple units will remain popular based on convenience and cost respectively. As such the forecast for the next two years anticipates 175 units per year, which is almost identical to the level of activity in 2007.

Resales: Sales are expected to slow in 2008 after posting a very strong performance in 2007 marked by a new record high for MLS® sales. Sales activity is expected to return to more sustainable levels over the next two years due mainly to a decline in consumer confidence and recent price appreciation which will limit the number of first-time buyers. As such, it is expected that MLS® sales will slow to 1,400 units in 2008 and 1,300 units in 2009.

Prices: The expected level of price increases will slow near the rate of inflation, after seven years of much higher growth. However, the demand for urban and especially waterfront properties should continue to rise at rates greater than the provincial average. The average MLS® sales price is expected to increase to $140,000 by the end of 2009.

Figure 9



Source: CMHC

F: Forecast

Provincial Highlight

Plans are now being laid to redevelop the Dominion Building in downtown Charlottetown. This building served as the city's federal building since the 1950's, but was recently replaced by the Jean Canfield federal building. The 1950's era building has an impressive 176,000 square feet and encompasses over 1.5 acres. It has served as everything from a post office and offices for many public services up until recently.

The buildings future is now being managed by Canada Lands, which is looking for a private sector partner to redevelop the site. Current proposals call for everything from offices to condominiums.

Newfoundland and Labrador

Overview

Economic growth will decline in 2008, but rebound in 2009

Although mineral exports, combined with the addition of new investment activity from the Hebron project, will help economic growth, declines in offshore oil production will dampen the outlook.

Terra Nova and Hibernia are expected to see significant declines in production over the 2008-2009 period, but higher energy prices should offset some of the negative impact of production declines.

Also, higher commodity prices will increase the overall level of mineral exploration activity from the interior region of Newfoundland, as well as Labrador.

The fishery will continue to be challenged by a strong Canadian dollar and higher fuel costs.

As a result, GDP growth is expected to decline by 1.0 per cent in 2008, but rebound by 2.0 per cent in 2009.

At the same time, employment growth will continue to be positive, due to the addition of new energy investment activity, resulting in 2.5 per cent growth in 2008 and 1.8 per cent in 2009.

People are beginning to return from Alberta, but tight labour markets could still constrain growth because of competition for labour from more energy investment in Western Canada.

In Detail

Single Starts: Solid economic and demographic fundamentals will contribute to strength in housing starts throughout the province in 2008 and 2009. Personal income growth, improving net-migration numbers and healthy labour markets will continue to bolster the bellwether single-detached housing market, with 2,425 starts expected this year and 2,450 forecast for 2009.

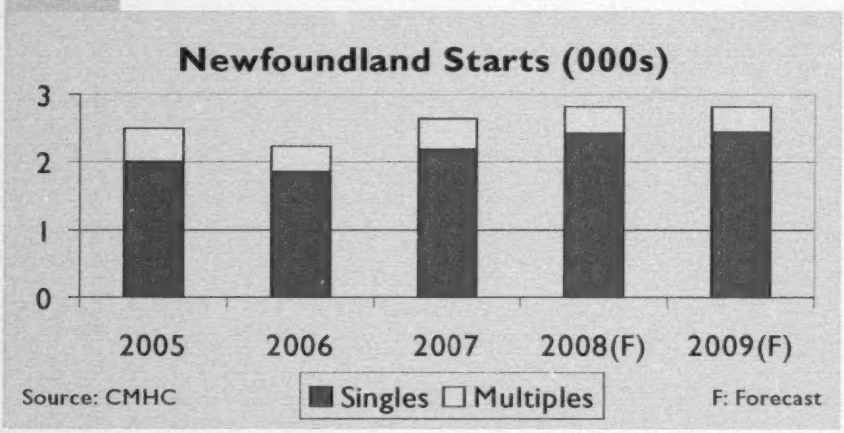
Multiple Starts: Multiple unit construction will retreat, with 400 units in 2008 and 375 units anticipated for 2009. With higher construction costs, starts of single-detached homes with basement apartments are expected to continue to slow, with buyers opting for less expensive single unit homes. Smaller households and a strong economy in St. John's have enticed more developers to get involved in the condo market in recent years. As a result, condo starts are forecast to increase in 2008 and 2009.

With a peak in supply and higher disposable incomes, demand for new semi-detached units is expected to remain fairly low, as buyers opt for single-detached dwellings.

Resales: Recent oil announcements bolstered the MLS® market and record sales resulted in a dramatic decline in active listings. Demand will remain high through to the end of 2008 and into 2009, but lower inventory will restrain unit sales growth somewhat. Accordingly, the forecast is a 6.2 per cent increase to 4,750 provincial MLS® sales this year, with a slight decrease to 4,500 in 2009.

Prices: High demand for housing paired with a low supply of inventory will continue to exert upward pressure on the average MLS® house price. The outlook for 2008 and 2009 is positive with the average MLS® price forecast to increase 14.9 per cent to $171,500 and 6.4 per cent to $182,500, respectively.

Figure 10



Source: CMHC

F: Forecast

Provincial Highlight

Recent data on the New Housing Price Index (NHPI) showed that nationally, new housing prices increased at their slowest pace in almost six years in May, continuing a deceleration that started in September 2006. Nationally, contractors' selling prices rose 4.1% between May 2007 and May 2008. This was the slowest rate of growth since July 2002 when year-over-year prices increased by 4.0%. However, with its oil-rich economy and growing population, year-over-year increases in St. John's bucked the national trend and continued to reach record levels. Driven by higher labour and land costs, prices were a notable 18.8% higher compared to May 2007, up from 16.3% in April.

Figure 11

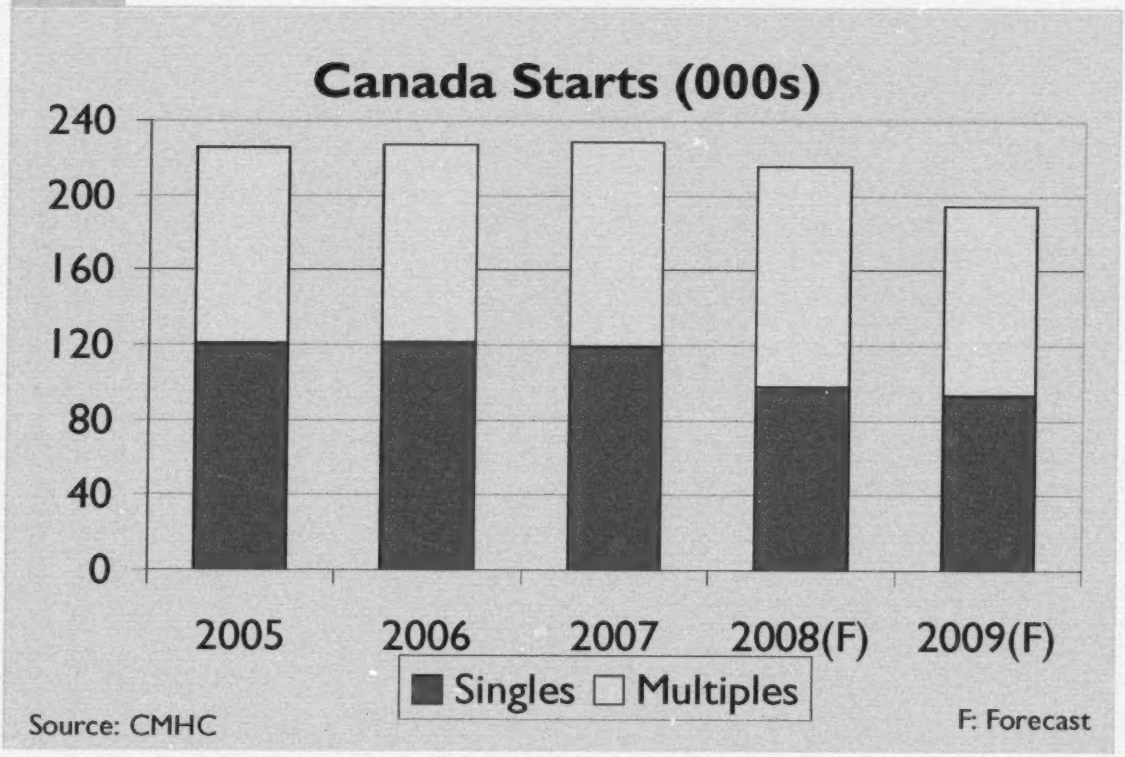

Canada Starts (000s)
240
200
160
120
80
40
0
2005
2006
2007
2008(F)
2009(F)
Singles
Multiples
Source: CMHC
F: Forecast

Table 1: Total Housing Starts
(units and annual percentage change)

	2003	2004	2005	2006	2007	2008(F)	2009(F)
NFLD	**2,692**	**2,870**	**2,498**	**2,234**	**2,649**	**2,825**	**2,825**
%	11.3	6.6	-13.0	-10.6	18.6	6.6	0.0
PEI	**814**	**919**	**862**	**738**	**750**	**700**	**650**
%	5.0	12.9	-6.2	-14.4	1.6	-6.7	-7.1
NS	**5,096**	**4,717**	**4,775**	**4,896**	**4,750**	**4,475**	**4,200**
%	2.5	-7.4	1.2	2.5	-3.0	-5.8	-6.1
NB	**4,489**	**3,947**	**3,959**	**4,085**	**4,242**	**4,200**	**3,875**
%	16.2	-12.1	0.3	3.2	3.8	-1.0	-7.7
QUE	**50,289**	**58,448**	**50,910**	**47,877**	**48,553**	**46,600**	**45,750**
%	18.5	16.2	-12.9	-6.0	1.4	-4.0	-1.8
ONT	**85,180**	**85,114**	**78,795**	**73,417**	**68,123**	**76,025**	**65,000**
%	1.9	-0.1	-7.4	-6.8	-7.2	11.6	-14.5
MAN	**4,206**	**4,440**	**4,731**	**5,028**	**5,738**	**5,400**	**5,550**
%	16.3	5.6	6.6	6.3	14.1	-5.9	2.8
SASK	**3,315**	**3,781**	**3,437**	**3,715**	**6,007**	**6,700**	**5,750**
%	11.9	14.1	-9.1	8.1	61.7	11.5	-14.2
ALTA	**36,171**	**36,270**	**40,847**	**48,962**	**48,336**	**32,750**	**29,000**
%	-6.7	0.3	12.6	19.9	-1.3	-32.2	-11.5
BC	**26,174**	**32,925**	**34,667**	**36,443**	**39,195**	**35,800**	**31,500**
%	21.0	25.8	5.3	5.1	7.6	-8.7	-12.0
CAN*	**218,426**	**233,431**	**225,481**	**227,395**	**228,343**	**215,475**	**194,100**
%	6.5	6.9	-3.4	0.8	0.4	-5.6	-9.9

SOURCE: CMHC.
(F) Forecast.
* Totals may not add due to rounding.

Table 2: Single-Detached Starts
(units and annual percentage change)

	2003	2004	2005	2006	2007	2008(F)	2009(F)
NFLD	**2,240**	**2,229**	**2,005**	**1,864**	**2,184**	**2,425**	**2,450**
%	7.1	-0.5	-10.0	-7.0	17.2	11.0	1.0
PEI	**613**	**682**	**634**	**512**	**573**	**525**	**475**
%	5.3	11.3	-7.0	-19.2	11.9	-8.4	-9.5
NS	**2,968**	**3,270**	**3,010**	**2,757**	**2,887**	**2,850**	**2,500**
%	-11.7	10.2	-8.0	-8.4	4.7	-1.3	-12.3
NB	**3,139**	**2,970**	**2,665**	**2,445**	**2,733**	**2,650**	**2,450**
%	13.4	-5.4	-10.3	-8.3	11.8	-3.0	-7.5
QUE	**27,225**	**28,871**	**23,930**	**21,917**	**22,177**	**19,100**	**19,750**
%	7.8	6.0	-17.1	-8.4	1.2	-13.9	3.4
ONT	**47,610**	**48,929**	**41,682**	**38,309**	**37,910**	**34,075**	**29,000**
%	-6.9	2.8	-14.8	-8.1	-1.0	-10.1	-14.9
MAN	**3,165**	**3,484**	**3,709**	**3,552**	**3,857**	**3,900**	**4,050**
%	4.9	10.1	6.5	-4.2	8.6	1.1	3.8
SASK	**2,097**	**2,193**	**2,425**	**2,689**	**4,017**	**4,600**	**4,050**
%	8.6	4.6	10.6	10.9	49.4	14.5	-12.0
ALTA	**21,918**	**22,487**	**26,684**	**31,835**	**28,105**	**16,000**	**17,000**
%	-10.6	2.6	18.7	19.3	-11.7	-43.1	6.3
BC	**12,252**	**14,056**	**13,719**	**15,433**	**14,474**	**11,800**	**11,500**
%	14.2	14.7	-2.4	12.5	-6.2	-18.5	-2.5
CAN*	**123,227**	**129,171**	**120,463**	**121,313**	**118,917**	**97,925**	**93,225**
%	-1.7	4.8	-6.7	0.7	-2.0	-17.7	-4.8

SOURCE: CMHC.
(F) Forecast.
* Totals may not add due to rounding.

Table 3: Multiple Starts
(units and annual percentage change)

	2003	2004	2005	2006	2007	2008(F)	2009(F)
NFLD	**452**	**641**	**493**	**370**	**465**	**400**	**375**
%	38.2	41.8	-23.1	-24.9	25.7	-14.0	-6.3
PEI	**201**	**237**	**228**	**226**	**177**	**175**	**175**
%	4.1	17.9	-3.8	-0.9	-21.7	-1.1	0.0
NS	**2,128**	**1,447**	**1,765**	**2,139**	**1,863**	**1,625**	**1,700**
%	32.4	-32.0	22.0	21.2	-12.9	-12.8	4.6
NB	**1,350**	**977**	**1,294**	**1,640**	**1,509**	**1,550**	**1,425**
%	23.5	-27.6	32.4	26.7	-8.0	2.7	-8.1
QUE	**23,064**	**29,577**	**26,980**	**25,960**	**26,376**	**27,500**	**26,000**
%	34.1	28.2	-8.8	-3.8	1.6	4.3	-5.5
ONT	**37,570**	**36,185**	**37,113**	**35,108**	**30,213**	**41,950**	**36,000**
%	15.7	-3.7	2.6	-5.4	-13.9	38.8	-14.2
MAN	**1,041**	**956**	**1,022**	**1,476**	**1,881**	**1,500**	**1,500**
%	73.2	-8.2	6.9	44.4	27.4	-20.3	0.0
SASK	**1,218**	**1,588**	**1,012**	**1,026**	**1,990**	**2,100**	**1,700**
%	18.0	30.4	-36.3	1.4	94.0	5.5	-19.0
ALTA	**14,253**	**13,783**	**14,163**	**17,127**	**20,231**	**16,750**	**12,000**
%	0.1	-3.3	2.8	20.9	18.1	-17.2	-28.4
BC	**13,922**	**18,869**	**20,948**	**21,010**	**24,721**	**24,000**	**20,000**
%	27.8	35.5	11.0	0.3	17.7	-2.9	-16.7
CAN*	**95,199**	**104,260**	**105,018**	**106,082**	**109,426**	**117,550**	**100,875**
%	19.5	9.5	0.7	1.0	3.2	7.4	-14.2

SOURCE: CMHC.
(F) Forecast.
* Totals may not add due to rounding.

Table 4: Housing Starts by Type (Units)

		2003	2004	2005	2006	2007	2008(F)	2009(F)
NF	Semi-Detached	66	264	151	122	133	125	150
	Row	107	51	31	39	72	50	25
	Apartment	279	326	311	209	260	225	200
	Total	452	641	493	370	465	400	375
PEI	Semi-Detached	72	76	111	62	100	100	100
	Row	40	80	75	13	23	25	25
	Apartment	89	81	42	151	54	50	50
	Total	201	237	228	226	177	175	175
NS	Semi-Detached	338	266	301	353	333	200	150
	Row	277	186	265	255	221	325	300
	Apartment	1,513	995	1,199	1,531	1,309	1,100	1,250
	Total	2,128	1,447	1,765	2,139	1,863	1,625	1,700
NB	Semi-Detached	254	293	391	482	530	650	600
	Row	143	256	203	275	195	150	175
	Apartment	953	428	700	883	784	750	650
	Total	1,350	977	1,294	1,640	1,509	1,550	1,425
QC	Semi-Detached	2,432	2,932	2,678	2,599	2,750	2,300	2,200
	Row	773	1,109	1,074	1,343	1,934	2,200	2,050
	Apartment	19,859	25,536	23,228	22,018	21,692	23,000	21,750
	Total	23,064	29,577	26,980	25,960	26,376	27,500	26,000
ON	Semi-Detached	6,379	5,172	4,673	4,393	4,284	2,275	1,500
	Row	12,191	12,824	12,537	11,046	11,255	10,675	9,500
	Apartment	19,000	18,189	19,903	19,669	14,674	29,000	25,000
	Total	37,570	36,185	37,113	35,108	30,213	41,950	36,000
MAN	Semi-Detached	88	132	133	178	175	125	175
	Row	62	92	161	158	198	225	175
	Apartment	891	732	728	1,140	1,508	1,150	1,150
	Total	1,041	956	1,022	1,476	1,881	1,500	1,500
SK	Semi-Detached	95	184	236	123	317	300	225
	Row	594	681	378	423	831	825	700
	Apartment	529	723	398	480	842	975	775
	Total	1,218	1,588	1,012	1,026	1,990	2,100	1,700
ALB	Semi-Detached	2,567	2,916	3,012	3,807	3,699	2,750	2,250
	Row	2,859	2,401	2,951	2,935	4,377	3,250	3,000
	Apartment	8,827	8,466	8,200	10,385	12,155	10,750	6,750
	Total	14,253	13,783	14,163	17,127	20,231	16,750	12,000
B.C.	Semi-Detached	1,353	2,062	1,791	2,239	2,111	1,950	1,400
	Row	3,297	4,387	4,459	4,476	4,175	3,850	3,000
	Apartment	9,272	12,420	14,698	14,295	18,435	18,200	15,600
	Total	13,922	18,869	20,948	21,010	24,721	24,000	20,000
CAN*	Semi-Detached	13,644	14,297	13,477	14,358	14,432	10,775	8,750
	Row	20,343	22,067	22,134	20,963	23,281	21,575	18,950
	Apartment	61,212	67,896	69,407	70,761	71,713	85,200	73,175
	Total	95,199	104,260	105,018	106,082	109,426	117,560	100,875

Source: CMHC (F) Forecast. * Totals may not add due to rounding.

Table 5: Total Residential Resales
(units and annual percentage change)

	2003	2004	2005	2006	2007	2008(F)	2009(F)
NFLD	**3,238**	**3,265**	**3,211**	**3,537**	**4,471**	**4,750**	**4,500**
%	7.4	0.8	-1.7	10.2	26.4	6.2	-5.3
PEI	**1,404**	**1,500**	**1,449**	**1,492**	**1,769**	**1,400**	**1,300**
%	7.5	6.8	-3.4	3.0	18.6	-20.9	-7.1
NS	**9,221**	**8,887**	**10,948**	**10,697**	**11,857**	**11,100**	**10,500**
%	-10.0	-3.6	23.2	-2.3	10.8	-6.4	-5.4
NB	**5,489**	**5,979**	**6,836**	**7,125**	**8,161**	**7,500**	**7,000**
%	7.9	8.9	14.3	4.2	14.5	-8.1	-6.7
QUE	**67,130**	**69,296**	**70,649**	**72,520**	**80,338**	**75,900**	**77,200**
%	-1.5	3.2	2.0	2.6	10.8	-5.5	1.7
ONT	**184,457**	**197,353**	**197,140**	**194,930**	**213,379**	**189,150**	**178,000**
%	3.6	7.0	-0.1	-1.1	9.5	-11.4	-5.9
MAN	**11,523**	**12,098**	**12,761**	**13,018**	**13,928**	**13,700**	**13,900**
%	3.7	5.0	5.5	2.0	7.0	-1.6	1.5
SASK	**7,698**	**8,172**	**8,312**	**9,140**	**12,054**	**11,500**	**10,700**
%	-3.0	6.2	1.7	10.0	31.9	-4.6	-7.0
ALTA	**51,334**	**57,460**	**65,866**	**74,350**	**71,430**	**57,000**	**58,500**
%	0.6	11.9	14.6	12.9	-3.9	-20.2	2.6
BC	**93,095**	**96,385**	**106,310**	**96,671**	**102,805**	**86,300**	**85,000**
%	12.5	3.5	10.3	-9.1	6.3	-16.1	-1.5
CAN*	**434,589**	**460,395**	**483,482**	**483,480**	**520,192**	**458,300**	**446,600**
%	3.8	5.9	5.0	0.0	7.6	-11.9	-2.6

SOURCE: The Canadian Real Estate Association.
(F) Forecast by CMHC.
* Totals may not add due to rounding.

Table 6: Average Residential Resale Price ($)
(units and annual percentage change)

	2003	2004	2005	2006	2007	2008(F)	2009(F)
NFLD	**119,822**	**131,499**	**141,167**	**139,542**	**149,258**	**171,500**	**182,500**
%	6.0	9.7	7.4	-1.2	7.0	14.9	6.4
PEI	**101,745**	**110,815**	**117,238**	**125,430**	**133,457**	**138,000**	**140,000**
%	7.1	8.9	5.8	7.0	6.4	3.4	1.4
NS	**136,292**	**146,033**	**159,221**	**168,614**	**180,989**	**190,000**	**194,500**
%	7.6	7.1	9.0	5.9	7.3	5.0	2.4
NB	**105,858**	**112,933**	**120,641**	**126,864**	**136,603**	**143,000**	**146,000**
%	5.7	6.7	6.8	5.2	7.7	4.7	2.1
QUE	**151,881**	**171,099**	**184,583**	**194,024**	**208,240**	**218,100**	**224,000**
%	16.5	12.7	7.9	5.1	7.3	4.7	2.7
ONT	**226,824**	**245,230**	**262,949**	**278,364**	**299,544**	**307,900**	**315,100**
%	7.5	8.1	7.2	5.9	7.6	2.8	2.3
MAN	**106,788**	**119,245**	**133,854**	**150,229**	**169,189**	**193,000**	**208,000**
%	10.6	11.7	12.3	12.2	12.6	14.1	7.8
SASK	**104,995**	**110,824**	**122,765**	**132,078**	**174,405**	**225,000**	**240,000**
%	3.7	5.6	10.8	7.6	32.0	29.0	6.7
ALTA	**182,845**	**194,769**	**218,266**	**285,383**	**356,235**	**360,000**	**370,000**
%	7.4	6.5	12.1	30.7	24.8	1.1	2.8
BC	**259,968**	**289,107**	**332,224**	**390,963**	**439,119**	**472,300**	**488,000**
%	8.8	11.2	14.9	17.7	12.3	7.6	3.3
CAN**	**207,162**	**226,387**	**249,219**	**276,943**	**307,306**	**317,450**	**327,000**
%	9.7	9.3	10.1	11.1	11.0	3.3	3.0

SOURCE: The Canadian Real Estate Association.
(F) Forecast
** Excludes Yukon and Northwest Territories and Nunavut.

Table 7: Employment (annual percentage change)							
	2003	**2004**	**2005**	**2006**	**2007**	**2008(F)**	**2009(F)**
NFLD	2.5	0.9	-0.1	0.7	0.6	2.5	1.8
PEI	2.2	1.2	1.9	0.6	1.0	1.2	0.6
NS	2.0	2.6	0.2	-0.3	1.3	0.5	1.0
NB	0.0	2.0	0.1	1.4	2.1	1.0	1.2
QUE	1.6	1.4	1.0	1.3	2.3	0.9	0.9
ONT	3.0	1.7	1.3	1.5	1.6	1.7	1.0
MAN	0.5	1.1	0.6	1.2	1.6	1.8	1.2
SASK	1.7	0.8	0.8	1.7	2.1	1.8	1.6
ALTA	2.7	2.4	1.5	4.8	4.7	2.8	1.6
BC	2.5	2.4	3.3	3.1	3.2	2.7	2.0
CAN	2.4	1.8	1.4	1.9	2.3	1.7	1.2

Sources: Statistics Canada, CMHC.
(F) Forecast.

Table 8: Unemployment Rate (percent)							
	2003	**2004**	**2005**	**2006**	**2007**	**2008(F)**	**2009(F)**
NFLD	16.5	15.7	15.2	14.8	13.6	12.8	12.2
PEI	11.0	11.3	10.8	11.0	10.3	10.6	10.5
NS	9.1	8.8	8.4	7.9	8.0	7.8	7.7
NB	10.3	9.8	9.7	8.8	7.5	7.7	7.6
QUE	9.1	8.5	8.3	8.0	7.2	7.3	7.3
ONT	6.9	6.8	6.6	6.3	6.4	6.5	7.0
MAN	5.0	5.3	4.8	4.3	4.4	4.1	4.2
SASK	5.6	5.3	5.1	4.7	4.2	4.1	4.2
ALTA	5.1	4.6	3.9	3.4	3.5	3.4	3.4
BC	8.0	7.2	5.9	4.8	4.2	4.4	4.5
CAN	7.6	7.2	6.8	6.3	6.0	6.0	6.0

Sources: Statistics Canada, CMHC.
(F) Forecast.

Table 9: Gross Domestic Product
(annual percentage change)

	2003	2004	2005	2006	2007	2008(F)	2009(F)
NFLD	5.8	-1.7	0.2	3.3	9.1	-1.0	2.0
PEI	2.1	3.0	1.3	2.6	2.0	1.3	1.5
NS	1.4	1.4	1.8	0.9	1.6	1.4	1.7
NB	2.8	1.4	0.5	3.0	1.6	1.4	1.7
QUE	1.2	2.6	2.0	1.7	2.4	0.9	1.9
ONT	1.4	2.5	2.9	2.1	2.2	0.3	1.9
MAN	1.4	2.6	2.7	3.2	3.0	3.0	2.9
SASK	4.6	3.8	3.5	-0.4	2.8	3.5	3.0
ALTA	3.2	5.2	5.3	6.6	4.3	3.0	3.4
BC	2.3	3.7	4.5	3.3	3.1	2.5	3.0
CAN	1.9	3.1	2.9	3.1	2.7	1.5	2.4

Sources: Statistics Canada, CMHC.
(F) Forecast.

Table 10: Total Net Migration * (number of persons)							
	2003	**2004**	**2005**	**2006**	**2007**	**2008(F)**	**2009(F)**
NFLD	-705	-2,438	-4,146	-3,539	-290	1,425	1,225
PEI	343	44	71	49	868	725	325
NS	1,548	-191	-2,259	-1,039	1,393	1,200	675
NB	-382	-83	-1,922	-2,276	2,592	2,250	1,400
QUE	34,529	34,443	27,506	24,580	28,380	35,500	37,500
ONT	111,197	101,730	98,768	68,759	78,217	87,981	89,550
MAN	3,438	3,739	-2,150	1,398	9,179	8,700	8,400
SASK	-3,280	-4,529	-7,945	-1,037	13,583	13,250	10,000
ALTA	24,171	33,426	63,239	81,480	43,242	38,000	38,000
BC	35,850	39,721	48,444	48,276	52,999	56,200	56,900
CAN**	206,709	205,862	219,606	216,651	230,163	245,231	243,975

Sources: Statistics Canada, CMHC, (E) Estimate, (F) Forecast.
* Sum of interprovincial migration, international migration and non-permanent residents.
** Excludes Yukon, Northwest Territories and Nunavut.

Table 11a: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ Units)	Avg. Rent Two Bedroom (3 Units)
Victoria	2007	2,579	795	0.5	8,403	466,974	0.5	907
	2008(F)	2,350	750	1.0	7,450	500,000	0.6	950
	2009(F)	1,900	700	0.7	7,000	520,000	0.6	990
Vancouver	2007	20,736	4,211	7.1	38,978	570,795	0.7	1,084
	2008(F)	19,000	4,000	5.5	34,500	617,000	0.8	1,120
	2009(F)	18,500	3,600	4.8	32,500	645,000	1.0	1,160
Abbotsford	2007	1,088	527	n.a.	3,843	338,976	2.1	752
	2008(F)	1,350	350	n.a.	3,400	365,000	2.3	780
	2009(F)	1,100	325	n.a.	3,250	380,000	2.5	805
Kelowna	2007	2,805	1,130	n.a.	5,584	410,175	0.0	846
	2008(F)	2,750	950	n.a.	4,300	443,000	0.3	900
	2009(F)	2,400	900	n.a.	4,400	460,000	0.6	935
Edmonton	2007	14,888	7,682	32.1	20,427	338,636	1.5	958
	2008(F)	7,750	3,250	4.0	16,500	340,000	3.5	1,025
	2009(F)	8,000	4,000	3.5	17,000	352,000	4.0	1,075
Calgary	2007	13,505	7,777	16.2	32,176	414,066	1.5	1,089
	2008(F)	12,200	5,200	2.0	24,000	418,000	2.5	1,140
	2009(F)	8,400	5,400	2.0	24,700	430,000	3.0	1,150
Saskatoon	2007	2,380	1,485	38.8	4,446	232,755	0.6	693
	2008(F)	2,650	1,650	26.0	4,000	305,000	1.0	780
	2009(F)	2,250	1,450	7.0	3,750	325,000	1.2	835
Regina	2007	1,398	864	22.2	3,957	165,613	1.7	661
	2008(F)	1,450	950	25.5	3,750	230,000	1.0	740
	2009(F)	1,300	900	12.0	3,600	250,000	1.2	805
Winnipeg	2007	3,371	1,870	11.8	12,319	174,202	1.5	740
	2008(F)	3,025	1,950	10.2	12,125	202,250	1.2	770
	2009(F)	3,175	2,025	6.5	12,300	218,000	1.4	800
Thunder Bay	2007	249	185	4.3	1,593	129,734	3.8	709
	2008(F)	220	170	5.5	1,660	132,330	3.3	720
	2009(F)	215	165	4.5	1,625	134,300	3.0	730
Sudbury	2007	587	514	4.3	2,751	182,502	0.6	749
	2008(F)	715	525	5.5	2,615	200,700	0.3	779
	2009(F)	640	500	4.5	2,485	212,700	0.2	810
Windsor	2007	614	417	-2.1	5,000	163,215	12.8	774
	2008(F)	400	280	0.7	4,500	158,000	12.5	770
	2009(F)	330	240	1.0	4,350	157,000	10.5	780

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

*MLS® numbers reflect all of Durham Region.

n.a.: data not available.

Table 11b: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ Units)	Avg. Rent Two Bedroom (3 Units)
London	2007	3,136	1,983	3.6	9,686	202,908	3.8	816
	2008(F)	2,930	1,650	3.8	8,750	212,100	3.8	835
	2009(F)	2,630	1,500	4.1	8,200	220,500	3.8	855
Kitchener	2007	2,740	1,159	1.5	7,031	252,429	2.7	829
	2008(F)	2,650	1,400	2.0	6,500	269,000	2.5	840
	2009(F)	2,750	1,500	2.5	6,100	278,000	2.4	855
St.Catharines-Niagara	2007	1,149	798	4.1	6,668	202,313	4.0	765
	2008(F)	1,140	695	3.5	6,200	207,000	4.0	780
	2009(F)	1,000	610	3.0	5,800	211,000	3.8	795
Hamilton	2007	3,004	1,761	4.5	13,866	268,857	3.5	824
	2008(F)	3,280	1,800	2.8	13,100	285,000	3.9	840
	2009(F)	3,170	1,775	2.2	12,100	296,000	4.1	860
Toronto	2007	33,293	14,769	2.7	95,164	377,029	3.2	1,061
	2008(F)	41,000	12,500	3.8	82,000	390,000	3.5	1,075
	2009(F)	33,500	9,500	2.0	75,000	400,000	3.0	1,095
Barrie	2007	980	746	n.a.	5,017	261,684	3.2	934
	2008(F)	1,250	890	n.a.	4,300	272,000	3.0	950
	2009(F)	1,150	820	n.a.	4,000	275,000	3.1	945
Peterborough	2007	540	324	n.a.	2,880	235,631	2.8	822
	2008(F)	440	290	n.a.	2,700	240,000	2.6	825
	2009(F)	420	280	n.a.	2,650	242,000	2.5	830
Brantford	2007	589	466	n.a.	2,305	209,151	2.3	712
	2008(F)	640	475	n.a.	2,175	218,200	2.7	735
	2009(F)	560	425	n.a.	2,020	226,000	2.9	750
Guelph	2007	941	575	n.a.	3,088	262,186	1.9	848
	2008(F)	940	510	n.a.	2,800	270,000	1.8	860
	2009(F)	900	500	n.a.	2,600	278,000	1.7	875
Oshawa*	2007	2,389	1,747	n.a.	10,223	269,971	3.7	877
	2008(F)	2,400	1,745	n.a.	9,200	278,200	3.5	890
	2009(F)	2,050	1,480	n.a.	8,650	282,000	3.4	905
Kingston	2007	880	600	n.a.	3,725	222,300	3.2	856
	2008(F)	685	510	n.a.	3,500	230,240	3.0	873
	2009(F)	675	485	n.a.	3,350	237,000	2.9	895

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

*MLS® numbers reflect all of Durham Region.

n.a.: data not available.

Table 11c: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ Units)	Avg. Rent Two Bedroom (3 Units)
Ottawa	2007	6,506	2,973	1.8	14,739	273,058	2.3	961
	2008(F)	7,150	3,000	1.7	14,000	289,500	1.8	980
	2009(F)	6,400	2,500	1.7	13,500	305,000	1.5	1,000
Gatineau	2007	2,788	1,037	1.8	4,607	185,693	2.9	662
	2008(F)	2,800	1,000	1.7	4,500	192,000	3.4	670
	2009(F)	2,500	850	1.7	4,300	197,500	3.2	680
Montréal	2007	23,233	8,013	4.3	43,543	253,340	2.9	647
	2008(F)	22,500	7,000	3.5	41,700	263,500	3.1	650
	2009(F)	22,000	6,800	3.0	40,500	271,400	3.5	660
Trois-Rivières	2007	1,197	430	n.a.	863	128,000	1.5	487
	2008(F)	1,100	385	n.a.	870	138,500	1.8	497
	2009(F)	900	325	n.a.	825	148,000	2.2	504
Sherbrooke	2007	1,318	666	n.a.	1,919	184,892	2.4	529
	2008(F)	1,335	725	n.a.	1,840	187,650	2.1	545
	2009(F)	1,560	710	n.a.	1,785	189,525	2.2	560
Québec	2007	5,284	2,144	4.0	7,287	178,212	1.2	641
	2008(F)	5,200	1,900	3.5	7,000	196,000	1.2	654
	2009(F)	4,700	1,750	3.0	7,200	210,000	1.5	664
Saguenay	2007	685	373	n.a.	1,260	136,977	2.8	490
	2008(F)	1,155	370	n.a.	1,250	150,000	2.8	500
	2009(F)	550	335	n.a.	1,220	162,000	3.0	505
Saint John	2007	687	412	0.9	2,253	140,544	5.2	570
	2008(F)	780	480	2.5	2,150	155,000	4.8	590
	2009(F)	740	440	2.0	2,000	163,000	4.5	610
Moncton	2007	1,425	655	0.9	2,849	140,032	4.3	643
	2008(F)	1,480	675	2.5	2,750	147,000	4.8	660
	2009(F)	1,360	620	2.0	2,600	151,500	5.0	675
Halifax	2007	2,489	1,207	5.8	6,938	215,018	3.1	815
	2008(F)	2,475	1,275	7.5	6,400	228,000	3.5	840
	2009(F)	2,450	1,075	4.0	6,000	233,000	3.4	860
St. John's	2007	1,480	1,174	5.0	4,471	149,258	2.6	614
	2008(F)	1,725	1,400	16.0	4,750	171,500	2.5	675
	2009(F)	1,750	1,450	7.5	4,500	182,500	2.0	700
Charlottetown	2007	394	295	1.3	650	166,244	4.3	659
	2008(F)	375	275	2.0	500	173,000	4.0	670
	2009(F)	350	225	2.0	500	175,000	3.8	685
ALL LISTED	2007	161,327	71,764	7.7	390,509	n.a.	2.6	n.a.
CENTRES	2008(F)	159,290	60,975	4.1	347,735	n.a.	2.8	n.a.
	2009(F)	142,275	56,160	2.9	332,360	n.a.	2.9	n.a.

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

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n.a.: data not available.

Table 12: Major Housing Indicators (levels and quarterly percent change)

	2006Q3	2006Q4	2007Q1	2007Q2	2007Q3	2007Q4	2008Q1	2008Q2
New Housing								
Building permits, units, thousands	242.4	234.5	218.7	249.0	246.4	236.9	216.0	226.7
% change	3.0	-3.3	-6.7	13.9	-1.0	-3.9	-8.8	4.9
Housing starts, total, thousands	215.8	224.5	225.8	227.5	243.7	214.0	234.4	220.1
% change	-5.7	4.0	0.6	0.8	7.1	-12.2	9.5	-6.1
Housing starts, singles, thousands	120.0	117.0	117.3	118.1	121.2	117.3	99.2	97.7
% change	-1.2	-2.5	0.3	0.7	2.6	-3.2	-15.4	-1.5
Housing starts, multiples, thousan	95.8	107.5	108.5	109.4	122.5	96.7	135.2	122.4
% change	-10.9	12.2	0.9	0.8	12.0	-21.1	39.8	-9.5
Housing completions, total,	60,015	54,827	46,516	50,517	56,042	55,814	44,261	52,688
% change	15.9	-8.6	-15.2	8.6	10.9	-0.4	-20.7	19.0
New house price index, 1997=10(	145.2	147.2	148.7	151.9	155.0	156.3	158.0	158.4
% change	3.7	1.4	1.0	2.2	2.1	0.8	1.1	0.2
Existing Housing								
MLS® resales, units, thousands	118,847	122,256	132,082	134,326	131,090	126,838	118,260	n.a.
% change	-1.0	2.9	8.0	1.7	-2.4	-3.2	-6.8	n.a.
MLS® average resale price, $C	277,864	282,965	294,205	303,410	308,137	317,405	313,995	n.a.
% change	0.6	1.8	4.0	3.1	1.6	3.0	-1.1	n.a.
Mortgage Market								
1-year mortgage rate, per cent*	6.47	6.37	6.47	6.83	7.05	7.27	7.25	6.68
5-year mortgage rate, per cent*	6.83	6.60	6.60	7.01	7.22	7.46	7.29	6.93
Residential Investment**								
Total, $1997 millions	78,066	78,025	80,063	81,119	81,901	82,164	80,714	n.a.
% change	-1.6	-0.1	2.6	1.3	1.0	0.3	-1.8	n.a.
New, $1997 millions	37,061	36,051	36,514	36,941	37,670	38,094	37,201	n.a.
% change	-3.7	-2.7	1.3	1.2	2.0	1.1	-2.3	n.a.
Alterations, $1997 millions	29,828	30,604	31,356	31,604	31,972	32,436	33,108	n.a.
% change	1.5	2.6	2.5	0.8	1.2	1.5	2.1	n.a.
Transfer costs, $1997 millions	11,540	11,808	12,580	12,916	12,668	12,188	11,288	n.a.
% change	-1.8	2.3	6.5	2.7	-1.9	-3.8	-7.4	n.a.
Deflator, 1997=100	126.9	128.8	131.1	133.8	135.5	136.8	136.9	n.a.
% change	2.1	1.5	1.8	2.0	1.2	1.0	0.1	n.a.

Sources: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.

n.a. Data not available.

* All indicators are seasonally adjusted and annualized except the New house price index and the Residential Investment deflator which are only seasonally adjusted and Housing completions and the 1-year and 5-year mortgage rates which are not adjusted or annualized.

** Residential Investment includes outlays for new permanent housing, conversion costs, cost of alterations and improvements, supplementary costs, and transfer costs.

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